

David Weekley Homes

November 29, 2017

Ms. Mary Jo Gollnitz
Planning/Zoning Administrator
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

RE: Request for Change to Zoning Conditions
Eden Hall
Fullwood Lane, Matthews, North Carolina

Dear Mary Jo:

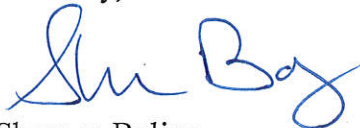
We are respectfully submitting our request to amend the zoning conditions that affect the above referenced property. Our proposed change would allow us to build 31 single family homes instead of 41 townhomes that are currently allowed on a portion of the property.

I have enclosed the following for your review:

- Completed Application for Change in Zoning Classification or Change in Conditions.
- The current site plan and proposed site plan with affected areas highlighted.
- Letters addressed to adjacent property owners.
- Preliminary elevations.

Please let me know if you have questions or need further information. Thank you for your consideration.

Sincerely,



Shannon Boling
Land Acquisition Manager
Charlotte Division

Enclosures



DATE FILED 11-29-17

APPLICATION NUMBER 2017-673

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**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☐ A change in zoning classification of the property hereinafter described; or
☒ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): See Attached

Address of property: See Attached

Location of property:

Title to the property was acquired on May 28, 2015
and was recorded in the name of SLV NC 5 LLC
whose mailing address is 680 5th Ave, 25th Floor, New York, NY 10019

The deed is recorded in Book 30005 and Page 805 in the office of the Register of
Deeds for Mecklenburg County.

Present zoning classification: RVS Requested zoning classification: RVS

PID	Owner	#	Street
22702320	Weekley Homes LLC	1010	Greenbridge Drive
22702321	Weekley Homes LLC	1006	Greenbridge Drive
22702322	Weekley Homes LLC	1002	Greenbridge Drive
22702323	Weekley Homes LLC	946	Greenbridge Drive
22702324	Weekley Homes LLC	942	Greenbridge Drive
22702325	Weekley Homes LLC	938	Greenbridge Drive
22702326	Weekley Homes LLC	934	Greenbridge Drive
22702327	Weekley Homes LLC	930	Greenbridge Drive
22702328	Weekley Homes LLC	926	Greenbridge Drive
22702329	Weekley Homes LLC	922	Greenbridge Drive
22702330	Weekley Homes LLC	918	Greenbridge Drive
22702331	Weekley Homes LLC	914	Greenbridge Drive
22702332	Weekley Homes LLC	910	Greenbridge Drive
22702333	SLV NC 5 LLC	605	Marion Drive
22702334	SLV NC 5 LLC	609	Marion Drive
22702335	SLV NC 5 LLC	613	Marion Drive
22702336	SLV NC 5 LLC	617	Marion Drive
22702337	SLV NC 5 LLC	621	Marion Drive
22702338	SLV NC 5 LLC	625	Marion Drive
22702339	SLV NC 5 LLC	629	Marion Drive
22702340	SLV NC 5 LLC	633	Marion Drive
22702341	SLV NC 5 LLC	637	Marion Drive
22702342	SLV NC 5 LLC	641	Marion Drive
22702343	SLV NC 5 LLC	645	Marion Drive
22702344	SLV NC 5 LLC	649	Marion Drive
22702345	SLV NC 5 LLC	703	Marion Drive
22702346	SLV NC 5 LLC	707	Marion Drive
22702347	SLV NC 5 LLC	711	Marion Drive
22702348	SLV NC 5 LLC	715	Marion Drive
22702365	SLV NC 5 LLC	1232	Greenbridge Drive
22702366	SLV NC 5 LLC	1228	Greenbridge Drive
22702367	SLV NC 5 LLC	1224	Greenbridge Drive
22702539	Weekley Homes LLC	1124	Greenbridge Drive
22702540	Weekley Homes LLC	1120	Greenbridge Drive
22702541	Weekley Homes LLC	1116	Greenbridge Drive
22702542	Weekley Homes LLC	1112	Greenbridge Drive
22702543	Weekley Homes LLC	1108	Greenbridge Drive
22702544	Weekley Homes LLC	1104	Greenbridge Drive
22702545	Weekley Homes LLC	1100	Greenbridge Drive
22702546	Weekley Homes LLC	1036	Greenbridge Drive

List reason(s) why zoning should be changed (use separate sheet if necessary):

"See cover letter"

Application number

2017-673

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William D Daleure II, MANAGER

Signature of property owner (must be original)

SLV NC 5 LLC

Print name of property owner
680 5th Avenue, 25th Floor

Property owner's mailing address
New York, NY 10019

Property owner's mailing address, continued

Property owner's mailing address, continued

704-995-4981 / bdaleure@avantgarderec.com

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Shu Bo

Signature of property owner (must be original)

Weekley Homes LLC

Print name of property owner
1111 North Post Oaks Road

Property owner's mailing address
Houston, TX 77055

Property owner's mailing address, continued

Property owner's mailing address, continued

704-972-4205 / sboling@dwhomes.com

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2017-673

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22702538

TAX PARCEL

Deborah J Bumgarner

PROPERTY OWNER NAME(S)

1128 Greenbridge Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702602

TAX PARCEL

Christ Covenant Presbyterian Church

PROPERTY OWNER NAME(S)

800 Fullwood Lane

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702709 & 22702710

TAX PARCEL

Barbara Jean P. Bjork

PROPERTY OWNER NAME(S)

600 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702708

TAX PARCEL

Paul H. & Maxine H. Vandiver

PROPERTY OWNER NAME(S)

630 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702707

TAX PARCEL

Paul H. Vandiver, Sr.

PROPERTY OWNER NAME(S)

630 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702705 & 22702706

TAX PARCEL

Lara M. Rhodes & William G. Palmer

PROPERTY OWNER NAME(S)

720 Marion Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22702743

TAX PARCEL

Adult Communities Total Services, Inc.

PROPERTY OWNER NAME(S)

PO Box 90

OWNER MAILING ADDRESS

West Point, PA 19486

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office 11/29/17

Town Board of Commissioners formally accepts application and sets Public Hearing date 12/11/17

Notices sent via mail to affected/adjacent property owners on or before 12/23/17

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning 1/8/18

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request 1/23/18

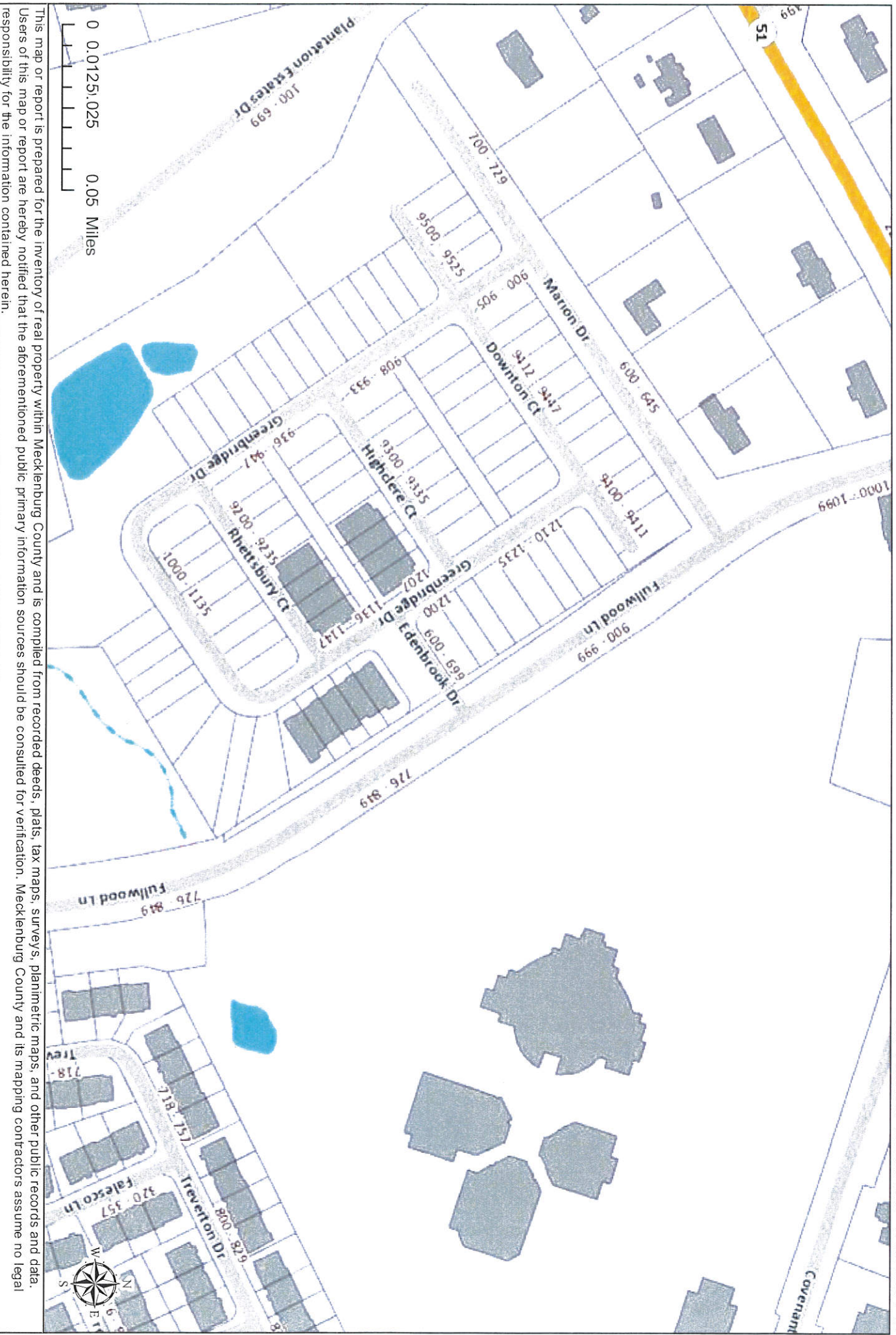
Town Board of Commissioners approves or denies application 02/12/18

Polaris 3G Map – Mecklenburg County, North Carolina

Eden Hall

2017-673

Date Printed: 11/29/2017 12:02:30 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.